



Keith
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



136 INGRAVE ROAD

Brentwood, CM13 2AG

Guide Price £1,400,000

We are delighted to introduce this exceptional detached family home, elegantly presented throughout and offering a spacious ground-floor living area, four well-appointed bedrooms, and stunning landscaped garden within an approximate 1/2 acre plot. Nestled on the sought-after Ingrave Road, this property enjoys a prime location within easy reach of Brentwood High Street and Station and benefits from picturesque views backing onto King George's Playing Fields. With highly regarded schools nearby, this could be the perfect home for your family. Furthermore, the property has fantastic potential for further development.

- FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING LANDSCAPED GARDEN
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE DRIVEWAY ALLOWING PARKING FOR NUMEROUS CARS
- BRENTWOOD STATION NEARBY
- ENSUITE TO PRINCIPAL BEDROOM
- BACKING ONTO KING GEORGES PLAYING FIELDS
- APPROXIMATELY 1/2 ACRE PLOT
- EASY REACH OF BRENTWOOD HIGH STREET



Description

The thoughtfully designed layout begins with a large, covered porch with an oak front door leading into a welcoming entrance hall with access to lounge, kitchen, stairs, w/c cloakroom and a large cloaks cupboard. The hallway leads into a very bright and stylish, comfortable living room, complete with a feature fireplace housing a wood burner. Elegant double french doors open onto the large granite paved patio and rear garden. Internal double doors lead into a stunning open-plan space, where a sleek, well-appointed kitchen takes centre stage, with a large central island. The kitchen is fitted with contemporary white gloss units, contrasting granite worktops, and integrated appliances including full height fridge and freezer, oven, microwave/oven with warming drawer, hob and dishwasher. This effortlessly extends into the dining area and a large snug seating, both bathed in natural light from two sets of double french doors that again lead out to the patio and southwest facing garden—an ideal setting for dining and entertaining. Leading off the kitchen is a utility room with access to the side path giving access to the garden and front driveway. The utility room has space and plumbing for washing machine and tumble dryer. Off utility room is a large cupboard housing gas boiler and mega flow hot water tank and water softener. Also leading off the kitchen is a large versatile additional reception room which provides flexibility to suit your needs.

Ascending to the first floor, the gallery landing grants access to all rooms. The principal bedroom, positioned at the rear, enjoys scenic views over the garden and playing fields with Hartwood golf course and woods beyond. The bedroom has fitted wardrobes and a very large adjoining ensuite bathroom with large walk-in shower and spa bath. Two further double bedrooms with fitted wardrobes are situated at front and rear together with a large single bedroom/study and are all served by a beautifully designed contemporary family bathroom again having separate shower and bath.

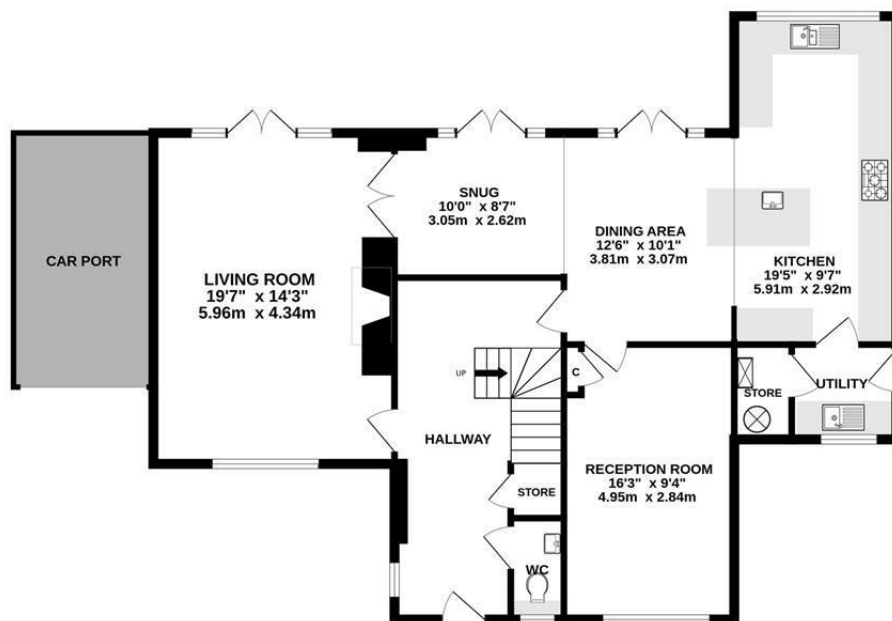
Externally, the property is set well back from the road and features a sweeping gravel driveway with parking for numerous cars, leading to a substantial carport with rear access door to the patio and garden. Power and lighting are installed. The front garden has a large lawn framed by mature hedging, enhancing the properties great curb appeal. To the rear, a stunning unoverlooked landscaped garden facing southwest, approximately 200 feet long with established shrubs, flower beds and numerous mature trees provides a serene retreat, perfect for relaxation and outdoor entertaining. In addition to the granite paved patio there are two further raised decking areas, and three substantial sheds. A gate at the rear of the garden provides direct access to the playing fields, ideal for taking the dog for a walk. The whole plot measures approximately 1/2 an acre.

The property is situated 0.9 miles from Brentwood town centre. Brentwood station with Elizabeth line trains to London and Heathrow is approximately 1.1 miles and Shenfield station with fast trains to the capital is approximately 2 miles away. Excellent rated schools both private and state are within very close proximity.

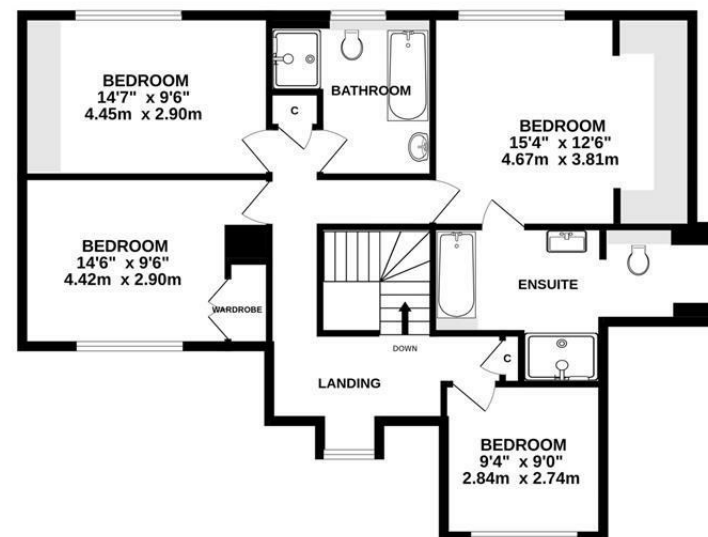




GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.

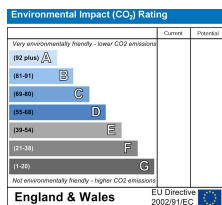
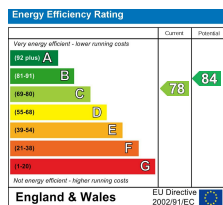


1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM13 2AG

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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